

April 25, 2012

ATTACHMENT TO APPLICATION  
TO THE CITY OF ROCKVILLE FOR A  
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Federal Realty Investment Trust

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; [brackets] indicate text to be deleted; \* \* \* indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 18, "Signs," by amending Section 25.18.18 of Chapter 25, "Zoning" as follows:

**25.18.18 – Signs in Planned Development Zones**

Except as otherwise provided in this Article, [S]igns in any of the Planned Development zones as set forth in Article 14 will be regulated based on the applicable designated equivalent zones described in each planned development.

- a. Specific Regulations for Signs in Planned Development Zones where the project was originally approved as a Preliminary Development Plan after January 1, 2000 and included land either owned by the City or purchased from the City:
  1. Notwithstanding the provisions of Article 18, the following is specifically permitted:
    - (a) One (1) sign extending above the roof of one building within a project covered by a preliminary development plan, not to exceed 15 percent of the building height.
    - (b) Freestanding Signs.
      - i. One (1) off-premises sign per record lot limited to 35 square feet of sign area and 25 feet in height.
      - ii. Eighteen (18) off-premises signs limited to four (4) square feet of sign area and ten (10) feet in height installed on existing light posts located on lots covered by and subject to a preliminary development plan.
      - iii. One (1) off-premises monument sign for way-finding located on a property that abuts the property of the Applicant and limited to 200 square feet of sign area and 40 feet in height. The abutting property must also be subject to a preliminary development plan approved after January 1, 2000. The

preliminary development plan for the property on which the sign is located  
must permit placement of the sign and is not subject to the land ownership  
provisions of subsection a above.